Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: September 22, 2025 **CASE NO.:** OLT-24-001113

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Adventurous Holding Limited
Appellant:	Consulate Developments (Ontario) Inc. (Bridgewater on Georgian Bay)
Appellant:	DNRN Holdings Inc.
Appellant:	Huntingwood Trails (Collingwood) Ltd.; and others
Subject:	Proposed Official Plan Amendment
Description:	To institute a new official plan for Collingwood
Reference Number:	By-law No. 2023-095
Property Address:	Township-Wide
Municipality/UT:	Collingwood/Simcoe
OLT Case No.:	OLT-24-001113
OLT Lead Case No.:	OLT-24-001113
OLT Case Name:	Maffei v. Simcoe (County)

BEFORE:

J. INNIS MEMBER	)))	Wednesday, the 17th day of September, 2025

WHEREAS the Town of Collingwood adopted a new Official Plan on December 11, 2023, which was subsequently approved by the County of Simcoe on September 24, 2024, with the exception of certain non-decisions identified in the County's notice of decision;

AND WHEREAS the within settlement pertains only to the appeal filed by Munro Golf Limited and does not resolve or otherwise dispose of the other appeals filed in respect of the official plan;

THIS MATTER having come before the Tribunal as a settlement motion in writing, and upon reviewing and having considered:

i. the uncontested opinion evidence proffered by Colin Travis, a Registered Professional Planner and full member of the Canadian Institute of Planners, in his comprehensive affidavit sworn September 2, 2025;

ii. participant statements filed with the Tribunal in connection with the appeals, noting that none of the participants submitted further statements in response to the revised settlement proposal now before the Tribunal;

iii. the written submissions of the parties; and

iv. the minutes of settlement between The Corporation of the Town of Collingwood, The Corporation of the County of Simcoe, and Munro Golf Limited dated July 16, 2025.

AND THE TRIBUNAL understands that the aforementioned sworn evidence of Mr. Travis reflects revisions to the application before the Tribunal that were reached through cooperative efforts of all Parties;

AND THE TRIBUNAL, having accepted the uncontroverted opinion evidence of Mr. Travis as presented in his affidavit, finds that the modifications to the Town of Collingwood Official Plan, as agreed to by the parties in the minutes of settlement, have appropriate regard to the matters of provincial interest under Section 2 of the *Planning Act*, are consistent with the *Provincial Planning Statement, 2024*, conform with and maintain the purpose and intent of the County of Simcoe Official Plan, and maintain the purpose and intent of The Town of Collingwood Official Plan. The Tribunal further finds that the modifications represent good planning and are in the public interest;

THE TRIBUNAL ORDERS THAT the appeal by Munro Golf Limited is allowed, in part, and the Town of Collingwood Official Plan Policies 4.2 a) v) and 5.2.5.3 f) are hereby modified respectively to read as follows:

4.2 a) v): **The Greenlands System** – The Greenlands System is identified both within, and outside of the Built-Up Area Boundary. It includes natural heritage features and public parks and open spaces and provides an important structural element throughout the entire Town. In a general sense, the Greenlands System identifies areas where development will be prohibited, or substantially restricted except as may be otherwise provided for in this Plan, in order to promote a Town-wide parks system and to protect significant natural heritage features and their associated ecological functions, linkages, and connections, as well as natural hazards, while recognizing the potential conversion of private recreational spaces for future urban growth as articulated in Section 5.2.5.3 f) of this Plan.

5.2.5.3 f): The conversion of existing golf courses or other private recreational spaces in the Parks and Open Space Designation for future urban growth is not anticipated to meet the minimum growth management targets of this Plan. However, if there is a suitable location within the built boundary that represents infill or a logical extension of existing developed areas, supports efficient use of land, infrastructure and public service facilities, and enhances the development of complete communities, such conversion may be considered with appropriate justification. Any proposal for conversion for urban forms of development must:

- be supported by studies and documentation demonstrating the suitability for conversion in the context of Provincial, County and Town policies or interests, including rationale that the conversion provides equal or greater contributions to a complete community and locally identified community needs compared to existing lands designated for urban development;
- demonstrate that the subject lands proposed for conversion are surplus to the continued operation of a golf course or other private recreational use; and
- recognize the importance of green open spaces to the community through the design of development proposals and applications.

Such conversion to urban forms of development shall be subject to an amendment to this Plan through a comprehensive planning process further to Sections 7.1.2.3 and 7.1.2.4.

The Tribunal may be spoken to concerning any issues arising respecting the implementation of this Order.

"Matthew D.J. Bryan"

MATTHEW D.J. BRYAN
REGISTRAR